



## King County

# Metropolitan King County Council Growth Management and Natural Resources Committee

### STAFF REPORT

**Agenda Item:** 3  
**Briefing No.:** 2008-B0173  
**Attending:** Paul Reitenbach, DDES

**Date:** July 15, 2008  
**Prepared by:** Rick Bautista  
Kendall Moore

### REVISED

*(substantive revisions shown in italics and underlining)*

### SUBJECT

Briefing related to proposed and potential changes to land use designations, zoning categories and property-specific ("p-suffix) conditions.

### ELEMENTS OF STAFF PRESENTATION

- The "Docket" Process
- 2007 Public-Review Draft
- 2008 Executive-Proposed Changes
- New Executive-proposed Changes
- Other Potential Changes

### THE KING COUNTY "DOCKET" PROCESS

In 1998, the King County docket was established in KCC Chapter 20.18 as a means for citizens to register comments on or to propose consideration of changes to the King County Comprehensive Plan ("KCCP") and associated development regulations. The docket is open continuously. However, on September 30<sup>th</sup> of each year<sup>1</sup>, the docket items submitted in the previous twelve months are compiled into the annual docket report transmitted to the Council on December 1<sup>st</sup> of each year<sup>2</sup>. In the docket report, Executive staff provides a copy of the written response sent to persons that have submitted a docket, outlining their recommendation.

#### **I. Docket Process** (See Attachment 1)

The docket process is initiated by submitting<sup>3</sup> to DDES a docket form outlining the specific actions being requested. The applicant is issued a written recommendation on the request by

---

<sup>1</sup> Proposed Ordinance 2008-0124, Section 3 would amend this date to June 30.

<sup>2</sup> The docket report is an information reporting tool and is not subject to approval by the King County Council.

<sup>3</sup> There is no fee for submitting a docket form.

DDES. If DDES recommends approval of the request, the request will be forwarded for evaluation in the next available comprehensive plan update. However, if DDES recommends denial, the applicant may request<sup>4</sup> that the King County Hearings Examiner conduct a public hearing on their proposal. The Examiner forwards a recommendation to the Council. Any examiner recommendation received by January 15<sup>th</sup> will be considered during the next available annual Comprehensive Plan update. Examiner recommendations received after January 15<sup>th</sup> are to be considered during the annual update for the subsequent year.

**NOTE:** If the applicant **chooses not to proceed with review by the Hearings Examiner**, the request may **not** be submitted directly to the council for their consideration during the next comprehensive plan update.

## **II. Overview of 2006/2007 Docket Reports**

Summaries of the 2006 and 2007 docket reports are included as Attachment 2 of the staff report. For the two years covered in these reports, there were a total of 86<sup>5</sup> docket requests for land use and zoning changes. Of these, 32 were requests to amend the Urban Growth Area (UGA) line. Sixteen were requests for expansions of the boundaries of Rural Town or Rural Neighborhood Commercial Centers. Six were related to Urban Separators.

A number of docket items were reviewed as area zoning studies in the October 2007 Executive public review draft and the 2008 Executive-proposed legislation. Because the area zoning studies were conducted, these items may be considered by the council.

However, for those docket items where an area zoning study was not conducted, consideration and approval by the Council is not possible unless the item was requested to be reviewed by the Hearings Examiner, as outlined earlier in this staff report. This would include the following docket items (none reviewed by the Examiner), on which the Committee received testimony in earlier public meetings. See Attachment 3 for zoning map and aerial information on these dockets.

- Solley UGA - received much testimony in opposition at public meeting
- Stark UGA - testified at public meeting
- Backman UGA - testified at public meeting

## **MAJOR 2008 EXECUTIVE-PROPOSED RECOMMENDATIONS (See Attachment 4)**

- Snoqualmie UGA – approve with TDR proposed (Note: public review draft recommended approval with no TDR elements).
- Lake Desire Urban Separator – change on northeast and east only (Note: public review draft recommended no change)

---

<sup>4</sup> The fee for such review is \$1,575.

<sup>5</sup> Several requests were submitted repeatedly, so the actual number dockets issue is substantially smaller.

- Summit Pit UGA – subject to Urban Planned Development (Note: unclear if this land will be surplussed by County due to withdrawal of single bid)
- Eastridge Christian Assembly UGA – tied to proposed change to policy U-104a
- Sammamish UGA - recommended no change for Duthie Hill “notch”. (Note: property owners are split and the City of Sammamish recently amended their comprehensive plan to place area in the UGA)
- Duvall UGA (Burhen Farm Heritage Park) – recommended no change
- Covington UGA (Jenkins Creek) Notch – recommended no change
- Goodnight (SR 169) – recommended no change (Note: Was a docket request from Rural to Industrial zone for material processing site. A Fall 2007 Code change makes current use legal)
- Cottage Lake Rural Neighborhood Center expansion (Keesling) – recommended no change (NOTE: A potential change to LOS D for adjacent commercial zone undercuts need for proposed expansion)

#### **NEW EXECUTIVE-PROPOSED CHANGES**

- Covington Reserve (TDR pilot) – The executive has submitted an area zoning study for this project as a TDR pilot project. (see Attachment 5)

#### **OTHER POTENTIAL AMENDMENTS (See Attachment 6)**

- Issaquah Highlands (4-to-1) – proposal can be reviewed separate from any comprehensive plan update. (Note: The use of the new UGA area will require an amendment to the Grand Ridge 3-party agreement between: Issaquah, King County and Port Blakely)
- Union Shares (Redmond) 4-to-1 – proposal can be reviewed separate from any comprehensive plan update. (Note: The site design will be affected by proposed change to policy U-186)
- Vashon (K-2 property) – Executive recommend no change to allow consideration apart from 2008 update pursuant to Vashon/Maury Island Unincorporated Area Council review and recommendation. (Note: the Vashon/Maury Island Unincorporated Area Council now supports zone change from industrial to commercial)
- Vashon Neighborhood Service Center – property was subject to a 2005 area zoning study, which carried forward a pre-existing p-suffix condition related to use of the profits for a retail store on-site. The request would revise the p-suffix.

#### **ATTACHMENTS**

1. Illustration of Docket Process
2. 2006/2007 Docket Report summaries
3. Zoning and aerial maps for 3 docket items

4. Overview of major Executive recommendations
5. The Reserve at Covington Area Zoning Study
6. Potential Amendments (Issaquah Highlands, Union Share, K2 and Vashon Neighborhood Service Center)

# THE KING COUNTY DOCKET PROCESS

## REQUESTS FOR REVISIONS TO LAND USE DESIGNATIONS

